



CITY OF DURHAM | NORTH CAROLINA

Date: April 8, 2014

To: Thomas J. Bonfield, City Manager

Through: W. Bowman Ferguson, Deputy City Manager

From: Joel V. Reitzer, Jr., Director, General Services Department

Subject: City of Durham Swimming Pool Facilities Assessment Study
Professional Services Contract with Szostak Design Inc.

Executive Summary

In FY2014, \$75,000 was allocated for professional services for a City-wide pool facility study through a Budget Initiative. In January 2014, General Services staff selected Szostak Design Inc. (Szostak) of Chapel Hill, NC, through a Request for Qualifications process (RFQ), as the most qualified and responsive company to perform the City of Durham Swimming Pool Facilities Assessment Study (Study), which will include an investigation and analysis of the current conditions at the City's five pool facilities and four sprayground facilities. Szostak's key subconsultant is Councilman-Hunsaker whose specialty is in aquatics facility design and existing facility assessments. The Study will assess the condition of the pools, pool decks, associated spraygrounds, indoor pool building structures, fencing, pump rooms, chemical storage rooms, MEP components, as well as accessibility and energy efficiency deficiencies. Analysis of projected maintenance/repair costs of deficiencies at each facility, expected life cycle analysis and facility improvements recommendations will be included in the Study.

This agenda item requests City Council approval for professional consulting services with Szostak to perform the pool facilities assessment study.

Recommendation

The Department of General Services recommends that the City Council:

1. Authorize the City Manager to execute a professional services contract with Szostak Design Inc. for an amount not to exceed \$67,940.00 and
2. Establish a design contingency in the amount of \$5,000.00, and authorize the City Manager to negotiate and execute amendments to the Professional Services Agreement for the City of Durham Swimming Pool Facilities Assessment Study with Szostak Design Inc. provided the total cost does not exceed \$72,940.00.

Background

The City of Durham owns and operates five pool facilities, three with associated spraygrounds, and one sprayground that is not associated with a pool facility. To better

understand the current conditions of the pool facilities, existing deficiencies and future maintenance costs, the Parks and Rec Department requested that an assessment study be performed at each facility to guide in future planning decisions. The facilities are:

- 1) Forest Hills Pool (outdoor with adjacent sprayground), 1639 University Drive. The Clubhouse dates to 1929; the pool may have been built around the same time.
- 2) Hillside Pool (outdoor, with adjacent sprayground), 1221 Sawyer Street. Pool built in 2001.
- 3) Long Meadow Pool (outdoor), 917 Liberty Street. Pool built in 1980.
- 4) Campus Hills Aquatic Center (indoor), 2000 South Alston Avenue. Pool built in 1990.
- 5) Edison Johnson Recreation and Aquatic Center (indoor with adjacent sprayground outside), 500 West Murray Avenue. Pool built in 1994.
- 6) East End Park Sprayground (this site does not have a swimming pool), 1200 North Alston Avenue.

Six firms submitted qualifications to the evaluation team in December 2013. The following three firms were short-listed for interviews:

- CHA Sports
- Davis Kane Architects
- Szostak Design

Issues/Analysis

As the City's pool facilities have aged, there have been increased maintenance and repair costs over the last several years. Included in the design contract is an allowance for destructive and other testing that may be recommended during the investigation phase including concrete coring of pool shell and testing, remote camera operation for identifying underground pipe conditions, and pressure testing piping for water leaks.

Alternatives

The City could elect not to proceed with the City of Durham Swimming Pool Facilities Assessment Study. Staff recommends against this alternative for several reasons. Funding has been identified for this project and design fees have been fully vetted and negotiated with Szostak Design Inc. Not proceeding with this project will negatively impact future planning goals for DPR.

Financial Impacts

Project Funding CH027:

2005 GO Bonds	3000H901	\$75,000.00
Total appropriated funds		\$75,000.00

Funding Uses Summary:

Design Services	3000H901-731003	\$67,940.00
Design Contingency	3000H901-731900	\$5,000.00
SubTotal Design Services		\$72,940.00
Other Owner's Expenses	3000H901-720110	\$2,060.00
Construction Budget		\$0
Construction Contingency		\$0
Total Project Budget		\$75,000.00

SDBE Summary

The Equal Opportunity/Equity Assurance Department reviewed the proposal submitted by Szostak Design, Inc. of Chapel Hill, North Carolina to determine compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting. It was determined that Szostak Design, Inc. was in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

SDBE REQUIREMENTS

No MSDBE or WSDBE goals were set.

Szostak Design, Inc. will subcontract to the following certified firm:

Firm	ID	City/State	Amount	% of Contract
Sigma Engineered Solutions	SDBE	Morrisville, NC	\$4,550.00	6.7%

WORKFORCE STATISTICS

Workforce statistics for Szostak Design, Inc. are as follows:

Total Workforce	13	
Total Females	3	(23%)
Total Males	10	(77%)
Black Males	0	(0%)
White Males	9	(69%)
Other Males	1	(8%)
Black Females	0	(0%)
White Females	2	(15%)
Other Females	1	(8%)